

**807, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2318830**



**\$350,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Tandem, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Window Coverings, Light Fixtures

Welcome to Riverfront Pointe—where modern, sophisticated urban living meets everyday convenience in the heart of East Village, one of Calgary’s most vibrant and evolving communities. This thoughtfully designed 2BD/2BA condo offers an ideal layout for urban professionals, couples, or roommates seeking both comfort and flexibility. The MASTER BEDROOM features a full-size closet, 4-piece ensuite, and easily fits a king-sized bed, while the SECOND BEDROOM is generously sized with its own full bathroom—perfect for guests or shared living. FLOOR-TO-CEILING WINDOWS flood the space with natural light, enhancing the open-concept design. The kitchen features S/S APPLIANCES and flows seamlessly into the living and dining areas—ideal for entertaining or unwinding after a long day. Step outside to your expansive S/SW-FACING BALCONY, perfect for summer evenings and front-row views of the Stampede fireworks. A true standout is the RARE TITLED TANDEM PARKING STALL - FITS TWO FULL-SIZE VEHICLES - IN A HEATED, SECURED PARKADE—an exceptional find in a downtown location. Positioned above the third floor—where homes are typically quieter—THIS UNIT OFFERS A PEACEFUL ESCAPE from street-level noise, while still being steps from everything East Village has to offer. Enjoy 24-HOUR SECURITY, an ON-SITE GYM, and unbeatable access to the Bow River pathways, Superstore, Shoppers Drug Mart, Winners, and countless dining and lifestyle amenities. With the NEW EVENT CENTRE AND ENTERTAINMENT DISTRICT just a few blocks away, East Village continues to evolve—making this not only a home, but a smart investment in location and lifestyle. Set on a quiet cul-de-sac with ample visitor parking and pet-friendly (with board approval), this

building offers both comfort and convenience. Units with this combination of layout, location, and titled tandem parking rarely come available—don't miss this opportunity. Call your favourite realtor and book a private showing today!